City of San Antonio

Department of Development Services

October 24, 2006

Ishtiak Saleh
Carter + Burgess
911 Central Parkway North
San Antonio, TX 78232

Re: 412.95 Acre Tract at IH-10 & Camp Bullis Master Development Plan, **MDP # 012-06**

Dear Mr. Saleh,

The City Staff Development Review Committee has reviewed the 412.95 Acre Tract at IH-10 & Camp Bullis Master Development Plan, **M.D.P. # 012-06**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance; however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

DSD – Traffic Impact Analysis & Streets indicates the following requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of the 412.95 Acre Tract at IH-10 & Camp Bullis MDP, at no cost to the City of San Antonio:

- Driveway throat lengths shall comply with UDC 35-506, Table 506-7 requirements.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- All access driveways shall provide clear sight distance along IH 10 Frontage Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing left turn and right turn deceleration lanes with storage lengths and bay taper in all the driveway access points approved by TX DOT as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) 35-502(a)(7), subsection C.

Note: Texas Department of Transportation (TX DOT) will determine access point along frontage road.

Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC Section 35-503(e) *Designation of Parkland.*
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC Section 35-503(e) *Designation of Parkland.*
- Parkland dedication must be platted by the second phase of residential development; UDC Section 35-503(f) *Development Phasing.*
- All amenities comply with standards and specifications found in UDC Section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.
- A parkland dedication plan for the multi-family portions are submitted along with the plat applications for approval by this department.

Tree Preservation states that this project will be subject to:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a clearing permit or at the platting stage. This project appears to be suited to a Tree Stand Delineation (25% preservation of significant trees and 100% preservation of heritage trees in both residential and commercial areas) based on the large lot sizes and tree canopy area. It has been noted that some widening of existing trails have occurred on this site. Preservation plan will require that the aerial photo submitted for the MDP will be the baseline for a tree preservation plan.
- Landscape ordinance per UDC Section 35-511. It appears all landscape points can be met by preserving existing vegetation as well as meeting any mitigation requirements (either through preservation of smaller material or transplanting). Recommend securing knowledgeable Landscape Architect at planning and design phase to better utilize existing trees and vegetation. Preservation will eliminate the need for irrigation. Staff would be willing to meet with developer at design stage to assist with tree preservation and landscape plan.
- Streetscape standards per UDC Section 35-512 - New ROWs measuring 70' and 80' will require streetscaping as well (we recommend preservation of existing trees where available and possible).

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

If you have any further questions on Tree's comments, please call Joan Miller at (210) 207-8265.

SAWS recommends approval with the following conditions:

- 100 year Flood Plain shown and buffering (if applicable).

- Significant recharge features and buffering (if applicable).
- Category letter for all site specific plats (if Category 2 or 3, and Aquifer Protection Plan is required) (if applicable).

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Historic states the following:

> The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, there is a **high probability** that the property may contain sites, some of which may be significant. Also, the property may contain a historical architectural site. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological/architectural investigation of the property.
>
> If there are any questions or additional information regarding archaeological sites is needed please call Kay Hindes at 210-207-7306.

The property must be platted in accordance to the UDC and the Major Thoroughfare Plan to reflect the approved MDP. It is suggested to work closely with the school district, so they can plan accordingly. Finally it is recommended that you work with the Planning Department before submitting any building plans to ensure consistency with the Hill Country Gateway Corridor District.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio.

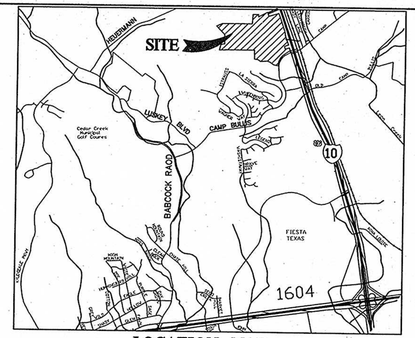
If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,

Fernando J. De León, P.E.
Interim Assistant Director Development Services Department
Land Development Division

CC: Andrew Spurgin, Planning Manager
Sam Dent, P.E. Chief Engineer Development Service

412.85 ACRE TRACT
MASTER DEVELOPMENT PLAN
PLAN #:
DATE: 1/9/06



LOCATION MAP
NOT TO SCALE

BEING A 412.85 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT 155, COUNTY BLOCK 4760 AND THE CHARLES SEIDENSCHNUR SURVEY NO. 410, ABSTRACT 1222, COUNTY BLOCK 4725, BEING THAT 97.62 ACRE AND THAT 3.05 ACRE TRACT AS RECORDED IN VOLUME 5886, PAGE 2020 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. A 49.391 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 18333, BEXAR COUNTY, TEXAS, COMPRISING PART OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT 155, PART OF THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177 AND PART OF THE B. SHERRER SURVEY NO. 409, ABSTRACT NO. 672 IN CONVEY CONVEYANCE TO H.H. MCDOUGAL AND MONA H. MCDOUGAL VOLUME 6625, PAGE 2041 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. A 55.500 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, NEW CITY BLOCK 18333, OUT OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, NEW CITY BLOCK 18333, OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT 672, BEING PART OF THAT 43.31 ACRE TRACT 1 AND PART OF THAT 54.49 ACRE TRACT 2 AND ALL OF THAT 7.98 ACRE TRACT 3 DESCRIBED IN DEED RECORDED IN VOLUME 4787, PAGE 639 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. A 110.805 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 18333, BEXAR COUNTY, TEXAS, OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT 155, AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177 IN CONVEYANCE TO STANTON P. BELL AS RECORDED IN VOLUME 2769, PAGE 1679 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. A 37.148 ACRE TRACT OF LAND OUT OF THE JAMES H. COX SURVEY NO 22, ABSTRACT NO. 155, AND THE CITY OF SAN ANTONIO SURVEY NO 409, ABSTRACT NO. 177 COUNTY BLOCK 4760, BEXASR COUNTY, TEXAS CONVEYED TO AQUATIC COMMERCIAL SOLUTIONS OF RECORD IN VOLUME 7885, PAGE 768 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. A 5.020 ACRE TRACT AS RECORDED IN VOLUME 6221, PAGE 1838 AND A 4.525 ACRE TRACT AS RECORDED IN VOLUME 11067, PAGE 1079 OF THE OFFICIAL PUBLIC RECORDS OF BEXAS COUNTY, TEXAS.

NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS ARTICLE 5, DIVISION 2: 35-506(q).

2.) LAND FOR PARKS WILL BE DEDICATED AT AT RATIO OF 1 ACRE PER 70 LOTS WITHIN A 1 MILE RADIUS OF THE SUBJECT PROPERTY DEDICATION BASED ON THE SAME ACREAGE PER LOT AT FAIR MARKET VALUE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

3.) BEARING BASIS FOR THIS PROJECT IS THE TEXAS COORDINAT SYSTEM, TEXS SOUTH CENTRAL ZONE 4204, NAD 83.

4.) WATER SERVICE TO BE PROVIDED BY SAWS.

5.) SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.

6.) GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS OR GREYFOREST UTILITIES.

7.) TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE.

8.) CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.

9.) ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN.

10.) INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT.

11.) LAND USE IS SINGLE FAMILY RESIDENTIAL, MULT-FAMILY AND COMMERCIAL.

12.) THIS DEVELOPMENT WILL BE COMPLETED IN SEVERAL UNITS.

13.) THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT.

14.) DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.

15.) DEVELOPER WILL COMPLY WITH UDC ARTICLE V.VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL INDIVIDUAL SUBDIVISION PLAT IS FILED. ALL PARKS AND OPEN SPACES SHALL BE MAINTAINED BY THE H.O.A.

16.) ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN THE CITY OF SAN ANTONIO.

17.) DEVELOPER WILL COMPLY WITH ORDINANCE CONCERNING TREES, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.

18.) TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 50' AT THE PROPERTY LINE.

19.) ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SITE CLEARANCE EASEMENTS AS REQUIRED.

20) ALL FACILITIES MUST COMPLY WITH MUTCD AND AASHTO GUIDLINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.

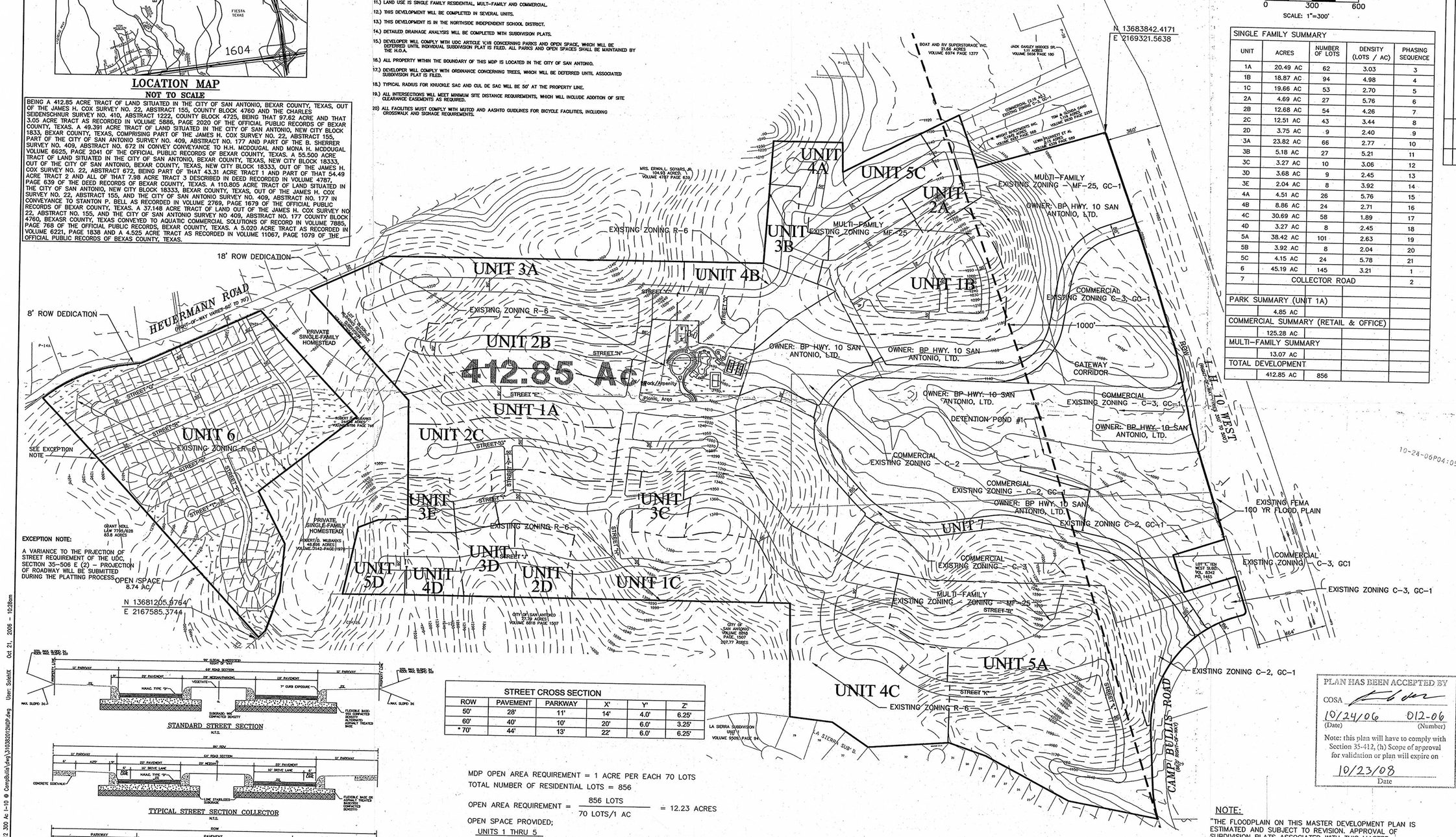
LEGEND

- EXISTING CONTOUR (940)
- MDP BOUNDARY
- GATEWAY CORRIDOR BOUNDARY
- UNIT BOUNDARY

THE PARK REQUIREMENT FOR THIS SUBDIVISION IS 12.23 ACRES BASED ON 856 RESIDENTIAL LOTS.

N
0 300 600
SCALE: 1"=300'

N 13683842.4171
E 2169321.5638



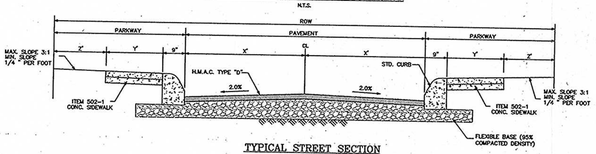
EXCEPTION NOTE:

A VARIANCE TO THE PROJECTION OF STREET REQUIREMENT OF THE UDC, SECTION 35-506 E (2) – PROJECTION OF ROADWAY WILL BE SUBMITTED DURING THE PLATTING PROCESS

SINGLE FAMILY SUMMARY				
UNIT	ACRES	NUMBER OF LOTS	DENSITY (LOTS / AC)	PHASING SEQUENCE
1A	20.49 AC	62	3.03	3
1B	18.87 AC	94	4.98	4
1C	19.66 AC	53	2.70	5
2A	4.69 AC	27	5.76	6
2B	12.68 AC	54	4.26	7
2C	12.51 AC	43	3.44	8
2D	3.75 AC	9	2.40	9
3A	23.82 AC	66	2.77	10
3B	5.18 AC	27	5.21	11
3C	3.27 AC	10	3.06	12
3D	3.68 AC	9	2.45	13
3E	2.04 AC	8	3.92	14
4A	4.51 AC	26	5.76	15
4B	8.86 AC	24	2.71	16
4C	30.69 AC	58	1.89	17
4D	3.27 AC	8	2.45	18
5A	38.42 AC	101	2.63	19
5B	3.92 AC	8	2.04	20
5C	4.15 AC	24	5.78	21
6	45.19 AC	145	3.21	1
7	COLLECTOR ROAD			2
PARK SUMMARY (UNIT 1A)				
	4.85 AC			
COMMERCIAL SUMMARY (RETAIL & OFFICE)				
	125.28 AC			
MULTI-FAMILY SUMMARY				
	13.07 AC			
TOTAL DEVELOPMENT				
	412.85 AC	856		

STANDARD STREET SECTION
N.T.S.

TYPICAL STREET SECTION COLLECTOR
N.T.S.



TYPICAL STREET SECTION
N.T.S.

STREET CROSS SECTION						
ROW	PAVEMENT	PARKWAY	X'	Y'	Z'
50'	28'	11'	14'	4.0'	6.25'
60'	40'	10'	20'	6.0'	3.25'
* 70'	44'	13'	22'	6.0'	6.25'

MDP OPEN AREA REQUIREMENT = 1 ACRE PER EACH 70 LOTS
TOTAL NUMBER OF RESIDENTIAL LOTS = 856

OPEN AREA REQUIREMENT = 856 LOTS / 70 LOTS/1 AC = 12.23 ACRES

OPEN SPACE PROVIDED;

UNITS 1 THRU 5
PICNIC AREA (0.70 ACRES), OPEN PLAY AREA (1.0 ACRES), PARK AREA (4.85 ACRES) REC CENTER (0.50 ACRES), PLAYGROUND-2 AGE GROUP (1.25 ACRES), AND SWIMMING POOL (0.6 ACRES)
0.70+1.0+4.85+0.5+1.25+0.6 = 8.9 AC.

MULTI-FAMILY TRACTS WILL PROVIDE THEIR OWN ON-SITE AMENITIES TO COMPLY.

UNIT 6
PARK AREA = 8.74 ACRES

OWNER & APPLICANT
BP Highway 10 San Antonio, Ltd.
CONTACT PERSON: Shaul Baruch
8235 Douglas Avenue, Suite 770
Dallas, Texas 78225
TEL: (214) 739-2900
FAX: (214) 739-2904

CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: Ish Saleh, P.E.
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525

PLAN HAS BEEN ACCEPTED BY
COSA
10/24/06 (Date) 012-06 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
10/23/08
Date

NOTE:
"THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN IS ESTIMATED AND SUBJECT TO REVISION. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

DEVELOPER/AGENT DATE
ENGINEER 10/21/06 DATE

10-24-06P04:05 RCVD

NO.	DATE	REVISION	BY

Carter :: Burgess
Consultants in Engineering, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78232
(210) 494-0088 Fax: (210) 494-4525
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MASTER DEVELOPMENT PLAN

412.85 ACRE TRACT AT IH-10 & CAMP BULLIS

BP HWY. 10 SAN ANTONIO, LTD.
8235 DOUGLAS AVE. SUITE 770
DALLAS, TEXAS 78225

DATE: 9/23/05
DRAWN BY: K.S.R.
DESIGNED BY: K.S.R.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 310382.012

SHEET 1 OF 1

Drawing Name: M:\310382.012 200 Ac I-10 @ Camp Bullis\dwg\310382012MDP.dwg User: SalehIX Oct 21, 2006 - 10:28am